

80 +/- Acres Cuming County

FARMLAND AUCTION

Tuesday, November 4, 2014

10:30 A.M.

Auction Location: VFW Hall

Oakland, Nebraska

Direction to Property:

From Highway 77 & 32 go 5 miles West on Hwy 32 to County Rd 25. Turn South on County Rd 25 and go 2 1/4 miles. Farm sits on the West side of the Road. Watch for Signs!

Legal Description:

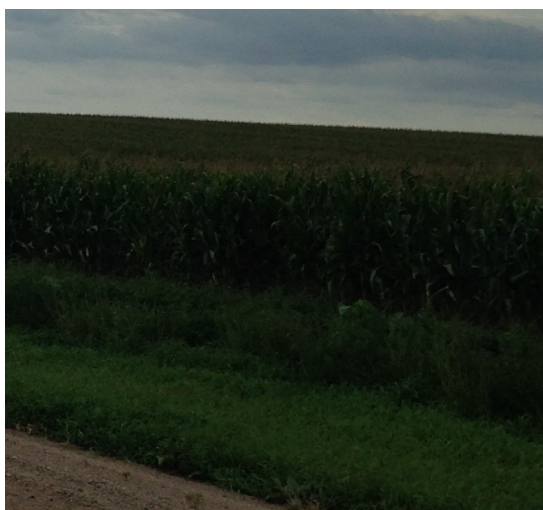
E1/2 NE1/4, 13-21-7E,

Cuming County Township, Cuming County Nebraska, 80 +/- Acres

FSA Information:

Due to Land being split with Survey, Corn Base and Yields are yet to be determined

2014 Taxes: Approx. \$5973.80



Terms of Auction The successful bidder will be required to enter into a written Purchase Agreement with a 10% down payment the day of the auction. The balance will be due at closing on or before December 4, 2014. Full possession at closing with Tenant's Rights in place until March 1, 2015. Seller will provide marketable title to the Buyer, evidenced by a policy of Title Insurance. Cost of Title Insurance will be divided equally between Seller and Buyer. The 2014 and prior Real Estate Taxes will be paid by Seller. Property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. All announcements the day of the auction will take precedence over anything written or implied.

Conditions This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold "as is-where is" with no warranties or guarantees, expressed or implied, by Sellers or Auctioneers.

Announcements Property information provided herein was obtained from sources deemed reliable, but the Auctioneer or Seller make no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate or "more or less." Any announcements made auction day by the Auctioneer will take precedence over previous material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. While it is the Sellers intent to sell, they reserve the right to reject the final bid. Olson Pearson Auctions and Realty and their representatives are agents of the Seller.

**Raymond and
Pauline Hilbers,
Owner**



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Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

114 North Main, P O Box 25, Hooper, NE 68031

402-654-3370

Web Site: www.olsonpearson.com

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Sale Day Phone:

Ed: 402-380-2811

Dave: 402-380-5192

